



CITY OF TUCSON PLANNING & DEVELOPMENT SERVICES

Sign Code Advisory & Appeals Board
255 W. Alameda Street
Mayor and Council Chambers
Tucson, AZ 85701

NOTICE OF DECISION
Case No. S-09-11
5151 E. Broadway Boulevard
Multi Tenant Complex

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| <u>Public Hearing:</u> | December 16, 2009 |
| <u>Board Members Present:</u> | Mark Jones, Leigh Robinson, Jim Ayres, Roger Sliker, Jim Hannley, Mike Finkelstein, Steve Shell |
| <u>Staff Present:</u> | Heather Thrall, Tom McMahon, Sue Montes, Glenn Moyer, Sue James |
| <u>Owner:</u> | KCI Broadway LLC, Tucson 5151 Investment LLC |
| <u>Applicant:</u> | Rob Paulus Architects, Ltd. |
| <u>Speakers:</u> | Rob Paulus, Andrew Hesse, Jude Cook |

Chapter 3, Article IV General Requirements, Sec. 3-42, Special permit to construct a sign as part of an integrated architectural feature of a building.

As proposed, the applicant's request requires the following:

- 1) A special permit to allow a sign to be integrated as an architectural feature of a building, per Chapter 3, Section 3-42.

Mr. Hannley made a motion to approve the special permit request with the following conditions:

1. Materials used for the signs are architecturally compatible with overall building materials and are architecturally compatible with the building design.
2. Large, native canopy trees are planted within the landscape border along the building front along Broadway, and allowed to remain at full canopy as submitted in the as-built.
3. Shrubbery/landscaping, i.e. vines, are made an integral part of the design to soften the continuous solid mass of the building and extend towards Broadway Boulevard.
4. The planting of vegetation shall be based upon the submittal/review/approval of a landscape plan at Planning and Development Services Department.
5. Signage subject to this application are limited to placement on Broadway frontage only, and no signs of this nature would be allowed on other building elevations, nor in the court yard off Broadway Boulevard.
6. The lettering of the signs subject to this application should be no taller than 18 inches.
7. Signage subject to this application may cover (in a linear measurement) no more than 75% of the linear length of each shade canopy.

8. Signage subject to this application may not extend above the parapet wall that supports the shade canopies.

The motion was seconded by Mr. Ayres. The motion passes 7-0.

DECISION – VARIANCE GRANTED WITH CONDITIONS: The Board grants this variance with conditions because there are special circumstances applicable to the property including its physical circumstances, which prevent compliance with the City Sign Code, and that the variance will not result in a special privilege to the property. Additionally, the variance is the minimum to afford relief and will not materially affect the health, safety, and welfare of the neighborhood.

IMPORTANT NOTICES: (1) IN CASES GRANTED THAT REQUIRE A SIGN PERMIT, PERMIT MUST BE SECURED FROM THE DEVELOPMENT SERVICES DEPARTMENT (DSD) WITHIN 180 DAYS FROM THE DATE OF THIS MEETING. THE DSD DIRECTOR MAY GRANT AN ADDITIONAL 180 DAYS EXTENSION FOR GOOD CAUSE. (2) THE DECISION OF THE BOARD MAY BE APPEALED TO THE MAYOR AND COUNCIL BY FILING AN APPEAL WITH THE CITY CLERK WITHIN 15 DAYS AFTER THE DECISION OF THE BOARD, OR BY FILING A COMPLAINT FOR SPECIAL ACTION IN THE SUPERIOR COURT WITHIN 30 DAYS AFTER THE DECISION OF THE BOARD.

(A CASSETTE RECORDING OF THIS MEETING IS AVAILABLE UPON REQUEST AT THE CITY CLERK'S OFFICE.)



Sue Montes
Secretary
Development Services Department